

Minutes of regular meeting of the Big Plains Water and Sewer Special Service District, Washington County, Utah that was held on the 20th day of September, 2017 at the Town Office Building, 1777 N. Meadowlark Dr., Apple Valley, Utah.

1. The meeting was called to order at 6:00 pm.
2. The Pledge of Allegiance was led by Harold Merritt.
3. Roll Call: Jack Davis, Harold Merritt, and Mayor Moser were present. Ron Brown participated by telephone. Neil Duncan was excused. Dale Harris was present. Rod Mills of Ensign Engineering was present. Legal counsel was excused. Nathan Bronemann was present taking minutes.
4. Declarations of conflict of interests
None stated.
5. Adoption of Parameters Resolution, (Resolution 2017-02), relating to the issuance of a water revenue bond in an amount not to exceed \$95,000 and calling for a public hearing relating thereto

Mayor Moser read through the Parameters Resolution.

Harold Merritt said this was a water revenue bond. He said it would be paid for by water billing revenue and not by taxes. He said the funding was to bring Well 59 online in the Cedar Point system.

Motion made by Jack Davis to adopt Resolution 2017-02. Rick Moser seconded the motion. Vote: Jack Davis-yes, Mayor Moser-yes, Ron Brown-yes, and Harold Merritt-yes. The motion passed 4/0.

Motion made by Mayor Moser to schedule a public hearing with regard to the issuance of the bonds on Monday, October 9, 2017 at 6:00 pm. Jack Davis seconded the motion. Vote: Jack Davis-yes, Mayor Moser-yes, Ron Brown-yes, and Harold Merritt-yes. The motion passed 4/0.

6. Discussion and action on updated Mutual Aid Agreement with Washington County

Mayor Moser said all county entities were included in this agreement for mutual aid in the event of any disaster. He said the newer entities in the counties had been added, including Big Plains Water and Sewer SSD, and that is why the agreement was being updated.

Motion made by Jack Davis to adopt the updated Mutual Aid Agreement. Mayor Moser seconded the motion. Vote: Jack Davis-yes, Neil Duncan-yes, Mayor Moser-yes, Ron Brown-yes, and Harold Merritt-yes. The motion passed 5/0.

7. Construction and Acquisitions – Harold Merritt

- a. New Water Systems

Rod Mills said the Canaan purchase agreement was being reviewed by legal.

8. Funding – Rod Mills

Rod Mills said the Well 59 funding (for which the Parameter Resolution had just been adopted,) was moving forward. He said the actual amount loan amount was \$82,702.

9. Operations – Neil Duncan

Rod Mills said they had met with some of the property owners in the Well 59 area that would have to provide easements. He said they planned to extend the main line from Bubbling Wells Road along Hwy 59 in a private property easement to 1700 West and then over to the well. He said part of the extension would be funded by the new developer in that area. He recommended the District put in the extension and connection to the well and to then bill the resident in the area. He said they would have 60 days to pay for the improvements for which they were responsible. He said he would work on getting signed easements before the work could begin.

Harold Merritt said he wanted to make sure the project moved forward so there weren't any potential issues on that system.

Rod Mills recommended to purchase all the needed pipe soon, due to the issues caused by the hurricanes in Texas.

Nathan Bronemann said it might be just as easy to have Mr. Shapley quit claim deed the road to the Town if he had a plan ready, rather than deal with an easement.

Dale Harris said he was still waiting on a quote to repair the AV1 well.

10. Resource Management – Mayor Moser

Nothing more to discuss.

11. Development – Jack Davis

Rod Mills said they were working on potential water and sewer service to newly proposed developments in the Town.

Harold Merritt asked if the Orenco-type systems could be used in Apple Valley.

Rod Mills said those were improved systems for the area, but there may be better alternatives.

a. Water Rates

Commercial water rates were discussed under item #12.

b. Sewer

Nothing to discuss.

12. Review of Policies and Procedures

a. Discussion and possible action on commercial rate amendments to the fee schedule – Rod Mills

Rod Mills said he had drafted a proposal. It stated that the District would offer a limited time discounted impact fee for 1-inch and 1.5-inch connections for \$14,000 for new commercial connections through June 30, 2018. He added that 2-inch and larger connections would be billed impact fees as currently part of the fee schedule. He said he felt the larger developments should be able to afford the current impact fees for those larger connections. He asked if this suggestion was consistent with their prior discussion.

Mayor Moser said he liked the suggestion.

Harold Merritt said the whole emphasis was to give a break to the small businessman and to bring new business to the area.

Rod Mills said he thought it was a decent middle ground.

Motion made by Jack Davis to approve this temporary amendment to the policies and procedures. Rick Moser seconded the motion. Vote: Jack Davis-yes, Mayor Moser-yes, Ron Brown-yes, and Harold Merritt-yes. The motion passed 4/0.

13. Consent Calendar - Income and Expenses

Motion made by Mayor Moser to accept the consent calendar as presented. Jack Davis seconded the motion. Vote: Jack Davis-yes, Mayor Moser-yes, Ron Brown-abstain, and Harold Merritt-yes. The motion passed 3/0 with one abstention.

14. Consider approval of minutes:

a. September 6, 2017 Meeting Minutes

Motion made by Jack Davis to approve the September 6, 2017 meeting minutes. Mayor Moser seconded the motion. Vote: Jack Davis-yes, Mayor Moser-yes, Ron Brown-yes, and Harold Merritt-yes. The motion passed 4/0.

15. Request for a closed session

None requested.

16. Adjournment

Motion made by Jack Davis to adjourn the meeting. Mayor Moser seconded the motion. Vote: Jack Davis-yes, Mayor Moser-yes, Ron Brown-yes, and Harold Merritt-yes. The motion passed 4/0.

Meeting adjourned at approximately 6:35 PM.

Date approved: _____

ATTEST BY: _____
Nathan Bronemann

Chairman Harold Merritt